

City of Alexandria

City Council Chambers at Del Pepper Community Resource Center
4850 Mark Center Drive
Alexandria, VA 22311



Docket

Tuesday, April 7, 2026

7:00 PM

This is a Preliminary Docket and is subject to change at any time.

4850 Mark Center Drive, Room 1305

Planning Commission Public Hearing

The Planning Commission docket is subject to change. The Planning Commission reserves the right to vary the order of the meeting or reopen the public hearing on specific items, if so announced.

The Planning Commission reserves the right to recess and continue the public hearing to a future date, if so announced.

SIGN UP TO SPEAK - Click the following link to complete a Speaker's Form.

<http://survey.alexandriava.gov/s3/Planning-Commission-Speakers-Form>

SEND A MESSAGE - Send a message to the Planning Commission regarding items on this docket to PlanComm@alexandriava.gov.

A Public Hearing will be held by the Planning Commission on Tuesday, April 7, beginning at 7 p.m. in the Redella “Del Pepper” Center, Room 1305, 4850 Mark Center Drive. It will be followed by a City Council Public Hearing on Saturday, April 18, at 9:30 a.m. in the Redella “Del Pepper” Center, Room 1305, 4850 Mark Center Drive. The hearings can also be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Remote participation is available via Zoom by registering to attend the hearings via the following registration links:

Planning Commission Zoom Link (Public Hearing Webinar)

The Webinar will open at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

https://zoom.us/webinar/register/WN_mPDWH8OtTOMGY0HZnP1Y9A

Zoom Audio Conference:

Dial in: 301-715-8592

Webinar ID: 938 8461 2000

Password: 657554

City Council Zoom Link (Public Hearing Webinar)

https://zoom.us/webinar/register/WN_1V7R6CJ0TrOTeNSg5P5FIg

Zoom Audio Conference:

Dial-in number: 301-715-8592

Webinar ID: 917 0792 8494

Webinar Passcode: 468360

If you use the Zoom Webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom Webinars, please use the Dial-In number to access the hearings.

Public comment will be received at the hearings. The public may also submit comments in advance to the Department of Planning & Zoning staff at PlanComm@alexandriava.gov or make public comments on the day of the Planning Commission Public Hearing. For the City Council Public Hearing, the public may submit comments to the City Clerk at 703-746-4550, at CouncilComment@alexandriava.gov, or make comments on the day of the City Council hearing.

For reasonable disability accommodation or translation services for the Planning Commission Public Hearing, contact Lisa Chase at alicia.chase@alexandriava.gov or 703.746.4666, Virginia Relay 711. We request that you provide 48-hour notice so that the proper arrangements may be made. For the City Council Public Hearing, individuals with disabilities who require assistance or require translation services to participate in the City Council meeting may call the City Clerk and the Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). Please provide a 48-hour notice to the City Clerk so that proper arrangements can be made.

Call To Order

Consent Calendar

Unfinished Business and Items Previously Deferred

New Business

New Street Name Requests are heard by the Planning Commission only.

Street Name Case #2025-00007

Parcel Address: 701 South Van Dorn St, 698 Burnside Pl, 701 and 703 S Pickett St

Public Hearing and consideration of a request for the approval of new public street names at the redevelopment sites located at 701 South Van Dorn St, 698 Burnside Pl, 701 and 703 S Pickett St ; zoned CDD #26 / Coordinated Development District #26.

Applicant: U.S. Home, LLC

Attachments: [SNC2025-00007 Application Materials](#)

Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.

Subdivision #2026-00001

411 Clifford Avenue

Public hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/Residential.

Applicant: Teresa Elaine Lustig represented by Duncan Blair, Attorney

Attachments: [SUB2026-00001 Application Materials](#)

Development Special Use Permit #2026-10002

3908 Elbert Avenue - CLI Elbert

Public hearing and consideration of a request for an extension of a previously approved Development Special Use Permit and Site Plan to construct a multiunit residential building, with a Special Use Permit request to increase the Floor Area Ratio: zoned RA/Residential Multi-Family

Applicant: Community Lodgings, Inc. represented by Mary Catherine Gibbs, attorney

Attachments: [DSUP2026-10002 Application Materials](#)

[DSUP2026-10002 Site Plan](#)

Development Special Use Permit #2025-10032

300 North Lee Street and 333 North Fairfax Street

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct townhomes, and Special

Use Permit requests for a Cluster Development pursuant to Section 11-601, an Affordable Housing Density Bonus pursuant to Section 7-700, and an exemption to lot frontage requirements; zoned CD/Commercial Downtown.

Applicant: EYA Development, represented by Kenneth Wire, Attorney

Attachments: [DSUP2025-10032 Application Materials](#)
[DSUP2025-10032 Site Plan](#)

Vacation #2023-00004

Vacation #2025-00009

Kent Place and Russell Road (Adjacent to 2800 & 2702 Russell Road)

Public hearing and consideration of a request to vacate a portion of the Public Right-of-Way located on the southern end of Kent Place 2800 & 2702 near Russell Road; zoned R-8 / Residential.

Applicant: 2800 Russell Road LLC represented by Amanda Rudolph, Agent; and Shirley Indelicato, Trustee, represented by David Chamowitz

Attachments: [VAC2023-00004 & VAC2025-00009 Application Materials](#)

Development Special Use Permit #2025-10033

4701 & 4801 Eisenhower Avenue - Eisenhower Pointe Phase 2

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with a subdivision and modifications to construct residential townhomes and multi-unit residential buildings, with Special Use Permit requests for a residential use within 1,000 ft. of Eisenhower Avenue, for fee simple townhouses without frontage on a public street, and a parking reduction; zoned OCM(100)/Office Commercial Medium

Applicant: Tri Pointe Homes DC Metro Inc., represented by Mary Catherine Gibbs, Attorney

Attachments: [DSUP2025-10033 Application Materials](#)
[DSUP2025-10033 Site Plan](#)

Zoning Text Amendment #2026-00001

Commercial Uses Zoning Regulations Update

A) Initiation of a Zoning Text Amendment; and B) Public Hearing and consideration of text amendments to Articles II, IV, V, VI, VII, and XI of the Zoning Ordinance to (1) amend and add definitions related to live entertainment, (2) change indoor live entertainment from a special permit use to a by-right use, subject to use limitations; (3) permit outdoor health and athletic clubs as a by-right use, subject to use limitations; and (4) permit temporary trailers for compulsory public and private academic schools as a by-right use.

Staff: City of Alexandria, Department of Planning & Zoning

Other Business

Consideration of adoption of a resolution setting the FY2027 Planning

Commission meeting schedule and to establish continuation dates for meetings.

Staff: City of Alexandria, Department of Planning & Zoning

Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Fiscal Year 2027-2036 Capital Improvement Program.

Staff: City of Alexandria, Office of Management & Budget (OMB), and the Department of Planning & Zoning

Minutes

Adjournment

Administrative Approvals